

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Erin P. Moriarty (SBN: 146751) Law Offices of Weneta M.A. Kosmala 3 MacArthur Place, Suite 760 Santa Ana, CA 92707 Tel: 714-540-3600 Email: emoriarty@kosmalalaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Weneta M.A. Kosmala, Ch. 7 Trustee		FOR COURT USE ONLY	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION			
In re: GARY NICHOLAS SCHAAR AND SUSAN C. SCHAAR, Debtor(s).		CASE NO.: 8:16-bk-14436-CB CHAPTER: 7	
		NOTICE OF SALE OF ESTATE PROPERTY	
Sale Date: 05/23/2017		Time: 2:30 pm	
Location: United States Bankruptcy Court, 411 W. Fourth Street, Suite 5165, Santa Ana, CA 92701-4593			

Type of Sale: ☒ Public ☐ Private Last date to file objections: 05/09/2017

Description of property to be sold: a. 100% of the stock interests in Ostaar Real Estate Services, Inc.
b. All litigation causes of action, rights, and claims presently being asserted or that could be asserted by the Debtors (or their revocable trust) against the Buyers. c. All of Debtors' and their revocable trust's economic rights including rights to income, distributions, return of or on capital, etc. that the Debtors or their revocable trust hold in Pennsylvania Avenue Partners, and Park Place Associates. d. All leases, subleases, subsubleases, licenses, bailments, interests in real

Terms and conditions of sale: The terms of the sale are set for in an Agreement for Purchase of Estate Assets ("Agreement"), a true and correct copy of which is attached as Exhibit "A" to the Motion. As a brief summary, the sale is "as is, where is" with no warranty or guarantee concerning the Assets, and is subject to overbid pending the hearing on this Motion. The proposed overbid terms are set forth below. The Buyers waive any claim they may have against the Estate, except that they reserve the right to participate in any distribution out of unscheduled assets.

Proposed sale price: \$ 30,000.00

Overbid procedure (if any): The minimum bid amount is \$31,000 (\$1,000 over the Buyer's bid); further bidding will be in increments of no less than \$500. See Motion for full overbid procedures and information.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Erin P. Moriarty (SBN: 146751)
Law Offices of Weneta M.A. Kosmala
3 MacArthur Place, Suite 760
Santa Ana, CA 92707
Tel: 714-540-3600
Email: emoriarty@kosmalalaw.com

Date: 04/27/2017

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

3 MacArthur Place, Suite 760
Santa Ana, CA 92707

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 04/27/2017, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 04/27/2017, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Catherine E. Bauer
United States Bankruptcy Court
411 W. Fourth Street, Suite 5165
Santa Ana, CA 92701-4593

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

04/27/2017 Janine Fountain
Date *Printed Name*

/s/ Janine Foutain
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”):

- Jess R Bressi jess.bressi@dentons.com, kimberly.sigismondo@dentons.com
- Weneta M Kosmala (TR) ecf.alert+Kosmala@titlexi.com,
wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
- Erin P Moriarty emoriarty@kosmalalaw.com,
wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
- Joseph M Tosti jmtatty@aol.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL:

Gary Nicholas Schaar and
Susan C Schaar
101 Poza Rica Ct
Solana Beach, CA 92075